This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008080032

Davidson County DEEDWARR
Recvd: 08/26/08 10:23 2 pgs
Fees:13.00 Taxes:444.00
20080826-0087538

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$120,000.00**

Sworn to and subscribed before me this 22nd day of August, 2008.

Affiant

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kirk Estes 7601 Chipmunk Lane Nashville, TN 37221	New Owner 1031 Moran Road Franklin, TN 37221	113140A00200CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina Ynares Tallent, and husband, Marion Tallent**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirk Estes and wife, Patricia Estes**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, DEER WOOD ESTATES, as shown on plat of record in Plat Book 5200, Page 220, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as prior deed of record.

Being the same property conveyed to Christina Ynares Tallent, a married woman by deed from Louis Resha, Jr., married, recorded on the 7th day of February, 2003 in Instrument No. 20030207-0017043, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantees.**

This is unimproved property known as **7601 Chipmunk Lane, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 22nd day of August, 2008.

Christina Ynares Tallent

Christina Ynares Tallent

Marion Tallent

Marion Tallent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Christina Ynares Tallent, and husband, Marion Tallent,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2008.

Joy Novak

Notary Public

My Commission Expires:

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010